



U.S. Embassy, The Hague
Office of Facility Management
Statement of Work

Residences Bloemcamplaan 26-28 | Wassenaar
Exterior Paintwork
August 12, 2015

Statement of Work

Scope

The Owner requests the services of a qualified Contractor to perform exterior painting at the U.S. government owned duplex residences Bloemcampaan 26 and 28 in Wassenaar.

The Contractor shall be responsible for verifying all measurements and as-built conditions in the field prior to submitting their proposal.



Project objective and planning

The exterior of the duplex house needs work: the metal elements, such as the aluminum windows and frames need to be cleaned as well as the JOMY fire escape ladder. The existing condition of the exterior woodwork is poor. Painting of all exterior wood is required, including sectional replacement of rotten wood. This is an overview of the main items that require painting and finishing work:

- All exterior wooden windows and wooden window frames
- Fascia and soffit (main building and dormers)
- Exterior metal work: the aluminum elements need to be cleaned. Steel elements, such as the garage door and frame need paintwork.

Building elements outside of the scope:

- Fences
- Trespa elements

The main objective is to create a starting point for both the woodwork and the metal items to be in similar and good condition. This allows future paintwork to be properly planned ahead.

The second objective is to complete the project in a short timeframe, minimizing the burden on the occupants. The foreman of the paint crew working on the site, is required to speak English.

Lastly noise prevention must be implemented as far as possible.

Planning: Painting in cold and wet conditions must be avoided and the work schedule (dates and working hours) must be approved by the Owner. The full project must be completed within 3 working weeks

Materials

Woodwork: Sigma S2U Allure Primer, Sigma S2U Allure Gloss

Steel: Sigmetal Zinccoat Satin / Sigma S2U Allure Gloss

Plastics, coated aluminum: Tres wonder

Corrective and prevententory work:

- Sigma Flexidur FX / Sigma Flexidur WK / Sigma
- Flexidur XS / Sigma Flexidur ZK
- Sigma Flexidur FX / Sigma Flexidur XS
- Sigmalife VS-X Satin

Use of fillers and sealants must be limited. Holes larger than 8 cm³ should be repaired in similar or improved quality wood. Drying times and other product guidelines as prescribed by the manufacturer must always be followed.

Color/textures: no changes to the current color or textures are required.

Application requirements

A major paint supplier has prescribed the materials and application description for the project. Advice supplied by Izaak Koudstaal from Claasen Coating in The Hague. The advice is based on the guidelines of the paint manufacturer. The guidelines can be found at:

<http://www.sigma.nl/professional/diensten/technische-ondersteuning/informatiebladen>

Requirements:

1. **MANDATORY SITE VISIT:** The Contracting Officer shall schedule a site visit for all Contractors. This visit will be mandatory. The Contractor shall be responsible to complete a thorough site investigation to become familiar with existing conditions and establish quantities of materials required for each project.
2. **Technical Qualifications:** The Contractor shall have exterior paintwork as its core business and experience on working within Rijksmonument properties. The Contractor shall provide a minimum of three references for projects of similar scale and complexity.

3. Site Access: Contractor shall be responsible for coordination of all work activities with the Owner. Working hours are Monday through Friday 08:00 – 17:00. Work will be allowed during non-working hours only with the express agreement of the Owner.
4. Site Safety: The Contractor shall be responsible for establishing and maintaining safe working conditions for both their staff and Consular staff. All work shall be completed in conformance with applicable local safety laws and regulations. The Contractor shall furnish a written work plan for the Owner's review outlining planned work, identifying known safety risks, and methods to eliminate or mitigate safety risk.
5. Material Delivery: Contractor shall provide all equipment and manpower required for complete delivery and installation of all items necessary for this installation. Contractor shall meet the shipment, unload, uncrate, and deliver the product(s) to the installation area. Delivery schedule shall allow for all materials to properly acclimate prior to commencing installation.
6. Temporary Protection: Contractor shall furnish and install temporary protection within all working areas and along the path servicing these work areas. This protection is intended to limit the passage of dust, dirt, and debris into the houses.
7. Installation and finishing: Contractor shall furnish all labor, materials and equipment necessary to complete the tasks specified in this scope of work. Permits for all equipment and operations shall be the responsibility of the Contractor.
8. ALL DAMAGE during any part of the process before final inspection, shall be the responsibility of the Contractor and any damages shall be replaced by the Contractor at no additional cost to the U.S. Embassy
9. Waste Disposal: THE CONTRACTOR SHALL HAUL away from the project and legally dispose of all debris to an offsite location.
10. SITE CLEAN-UP shall be performed daily.
11. FINAL CLEAN-UP: The Contractor shall be responsible for the full and thorough cleaning of the work areas following project completion. Work areas shall be free of dust, dirt, and debris and suitable for immediate use by the Owner when complete.
12. The Contracting Officer Representative will verify, contract and scope compliance.